

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

April 11, 2019

The meeting of the Board of Directors was called to order at 4:00 p.m. Present were:

Judith Walton	President
Nancy Bunker	Vice President
Teri Bergstrom	Secretary
Ray Hendershot	Treasurer
John Smith	Director at Large
Derek Patterson	Property Manager
Excused Absences: Jim Brown	Director at Large
Janet Butts	Director at Large

Owner's Forum / Hearings:

There were no members present.

There were no Hearings.

Secretary's Report:

The November meeting minutes were approved as submitted. The November Annual meeting minutes were reviewed with no changes being noted. The March 2019 meeting minutes were approved as submitted.

Financial Report:

Mr. Hendershot and Mr. Patterson presented the finance report. The 2018 Year-end Balance Sheet and the Income and Expense Comparative statements were reviewed. The February 2019 Balance Sheet and the Income and Expense Comparative statements were reviewed. A question and answer period followed.

The AGED Receivables report was reviewed. It was noted there is one active Foreclosure action and it was agreed to leave the Lien in place for 4788 Stonehill Road.

Mr. Patterson presented the **Manager's Report**.

The Top 10 list was reviewed. It was agreed to hold the yearly garage sale on June 15, 2019.

The water usage spread sheet was reviewed.

The updated Reserve Study was reviewed, noting the 2019 Paint/Seal Cycle will be conducted this year.

Mr. Patterson reviewed Z&R's "fee schedule" for administration costs for 2019 also known as Attachment B. It was also stated if Z&R's American Express card is used to purchase items for the Association, there are points earned. The fee schedule was approved, and any points earned were ok.

Committee Reports (ACC / LC):

Activity for the month was reviewed.

Old / New Business:

There was discussion on a request submitted to Mr. Jim Zendejas back in November 2018 regarding questions on some of the invoices; which may result in a refund being issued back to the Association. Mr. Patterson and Mr. Zendejas have exchanged numerous emails but were not able to meet in person and the last request for a response from Mr. Zendejas (March 11, 2019) was not answered. The request will be reissued.

The monthly crime report maps were reviewed.

There was continued discussion on the proposed development with Mr. Allyn (District 11 property) and how this development may be annexed/merged into the UP HOA. The Board's conceptual plan will be sent to Mr. Allyn with plans to meet in person to determine if this annexation (Covenant amendment) process can be pursued.

There being no further business, the meeting was adjourned at 5:36 p.m.



Derek Patterson
Property Manager